



CHOICE PROPERTIES

Estate Agents

7 Lindum Terrace, Quebec Road,
Mablethorpe, LN12 1QT
Reduced To £165,000



Choice Properties are delighted to bring to the market this fantastic two bedroom semi detached bungalow located in an ideal position only moments from the beach and a short walk from the town centre. The property further benefits from solar panels, which are owned outright and were installed in 2014.

The well laid out accommodation comprises:-

Reception room

16'2" x 10'11"

Gas fire set into featured stoned surround with tiled hearth and stone mantle, TV Aerial point, radiator, carpeted, pedestrian door to the front aspect.

Kitchen/Dining room

15'5" x 11'0"

Fitted with a range of wall and base units with complimentary worksurfaces over, one bowl stainless steel unit with drainer and mixer taps, cooker point with four ring gas hob and stainless steel extractor hood over, space for fridge/freezer, plumbing for a washing machine, partly tiled walls, telephone point, radiator, laminate flooring, door to:-

Pantry

Providing ample storage.

Sunroom

7'2" x 9'7"

Tiled flooring. Door to garden.

Bedroom 1

14'3" x 9'11"

Spacious double bedroom, built in wardrobes with featured sliding glass doors - housing the wall mounted 'Worcester' boiler, radiator, laminate flooring.

Bedroom 2

9'11" x 10'0"

Double bedroom, radiator, laminate flooring.

Shower room

4'10" x 6'8"

Fitted with a three piece suite comprising shower cubicle with mains fed shower over and second electric shower, wash hand basin with mixer tap set into vanity unit, w.c., chrome heated towel rail, 'Velux' style light ceiling window and tiled walls.

Driveway

Resin driveway providing off road parking.

Garage

16'2" x 8'5"

With new electric door, power and lighting, pedestrian door to the side aspect. The garage further benefits from a newly installed flat roof, as well as new double glazed uPVC window.

Garden

The bungalow benefits from a low maintenance garden, paved with timber fencing to the boundaries. The garden displays and array of maintained and well established potted plants and benefits from a timber summerhouse. The property and garden backs on to a peaceful outlook over the grift to the rear.

Tenure

Freehold.

Council tax band

Local Authority - East Lindsey District Council,
The Hub,
Mareham Road,
Horncastle,
Lincolnshire,
LN9 6PH
Tel. No. 01507 601 111
Website: www.e-lindsey.gov.uk

Council Tax Band - According to the Valuation Office Agency Website the property is currently in Council Tax Band A.

Viewing arrangements

By appointment through Choice Properties on 01507 472016.

Opening hours

Monday to Friday 9.00 a.m to 5.00 p.m.

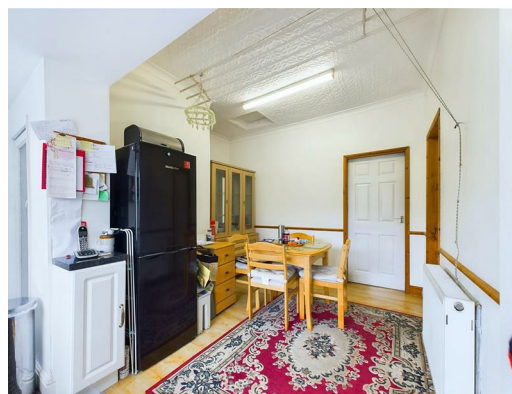
Saturday 9.00 a.m. to 3.00 p.m.

Making an offer

If you are interested in making an offer on this property please have a chat with us and we will be happy to start the negotiations for you. Under money laundering regulation we will ask you to provide us with formal photographic ID by way of either a passport or driving licence. If you are travelling from afar we would advise bringing this documentation with you just in case this home is perfect for you.

We would also like to make you aware that we will require details of your estate agents, proof of funds should you be a cash buyer and solicitors details, as this helps us to start the transaction quickly for you.

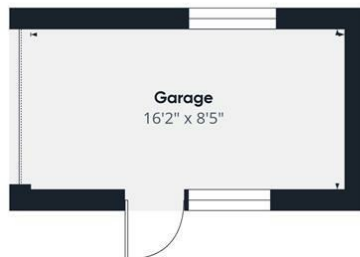
Choice Properties have not tested any included apparatus, equipment, fixtures, fittings, central heating systems or services mentioned in these particulars and purchasers are advised to satisfy themselves as to their working order and condition. Buyers are strongly advised to obtain verification from their Solicitor or Surveyor regarding the working order and condition of all the items included. These particulars do not constitute, nor constitute any part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Choice Properties or the vendors or lessors. None of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. All measurements have been taken as a guide to prospective buyers only, and are approximate. Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendors do not make or give and neither Choice Properties nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.







Floor 0 Building 1



Floor 0 Building 2

Approximate total area⁽¹⁾
852.51 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Directions

Upon leaving our Mablethorpe office head North towards the traffic lights and turn right onto the High Street, at the pullover turn left onto Quebec Road. 7 Lindum Terrace can be found on your left hand side shortly after the junction with Golf Road.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

